



**4202, 403 Mackenzie Way SW
Airdrie, Alberta**

MLS # A2196584



\$339,999

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|------------------|---|---------------|-------------------|
| Division: | Downtown | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Low-Rise (1-4) | | |
| Size: | 971 sq.ft. | Age: | 2013 (12 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Garage Door Opener, Heated Garage, Parking Lot, Titled, Underground | | |
| Lot Size: | 0.02 Acre | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Carpet, Vinyl | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 575 |
| Basement: | - | LLD: | - |
| Exterior: | Stone, Stucco, Vinyl Siding, Wood Frame | Zoning: | M3 |
| Foundation: | - | Utilities: | - |
| Features: | Bidet, No Smoking Home, Open Floorplan, Stone Counters, Track Lighting, Vinyl Windows | | |

Inclusions: N/A

This bright and spacious corner unit offers nearly 1,000 sq ft of upgraded living space, making it perfect for downsizers, first-time buyers, or investors. With only one neighbor beside you, enjoy enhanced privacy in this quiet, tree-lined setting. Step inside to find high-end vinyl flooring throughout, leading to a spacious front foyer and versatile den, ideal for a home office, studio, or workout area. The open-concept design flows into a modern kitchen featuring stone countertops, full-height cabinetry, a flush eating bar, an upgraded stainless steel appliance package, and a stylish tile backsplash. The sunny living room provides direct access to a private balcony, now upgraded with enhanced flooring and a privacy fence, offering a serene outdoor retreat. The primary bedroom boasts dual closets and a luxurious 3-piece ensuite with stone countertops and an upgraded high-performance shower head. A spacious second bedroom, a 4-piece main bath with a bidet attachment, and an optimized laundry room with custom shelving and stacked washer/dryer complete the unit. Additional premium upgrades include: ? LG Dual Steam Dishwasher – Whisper-quiet and ultra-efficient. ? High-Powered Garbage Disposal – 1-horsepower with wireless electric switch. ? Modernized Lighting Fixtures – Stylish and energy-efficient. ? Premium Storage Shed in Parking Area – Secure, additional storage space. Enjoy HEATED UNDERGROUND TITLED PARKING and a prime location just steps from Sobeys, Shoppers, Anytime Fitness, Oxygen Yoga, restaurants, coffee shops, and more—with easy access to Deerfoot and Stoney Trail. Don’t miss this rare opportunity! Book your showing today!